



WESTFIELD-WASHINGTON
ADVISORY PLAN COMMISSION

February 18, 2014

1401-PUD-02

Exhibit 1

Petition Number: 1401-PUD-02

Subject Site Address: 740 N. Union Street

Petitioner: The Anderson Corporation

Request: Petitioner requests a change in zoning from the Single-Family 3 (SF-3) District to the North Walk Planned Unit Development (PUD) District.

Current Zoning: SF-3

Current Land Use: Residential

Approximate Acreage: 2.7 acres+/-

Exhibits:

1. Staff Report
2. Aerial Location Map
3. Conceptual Site Plan
4. North Walk PUD Ordinance (First Version), January 16, 2014
5. North Walk PUD Ordinance (Current Version), February 13, 2014
6. North Walk PUD Ordinance (Redline Version), February 12, 2014
7. Petitioner's Response to Issues, February 10, 2014
8. Public Comment

Staff Reviewer: Kevin M. Todd, AICP

PETITION HISTORY

This petition was introduced at the December 9, 2013, City Council meeting. The proposal received a public hearing at the January 21, 2014, Advisory Plan Commission (the "APC") hearing.

PROCEDURAL

- Changes in zoning are required to be considered at a public hearing by the APC. The public hearing for this petition was held on January 21, 2014, at the APC meeting. Notice of the public hearing was provided in accordance with the APC Rules of Procedure.
 - The Petitioner held neighborhood meetings on January 2, 2014 and January 15, 2014. The proposal was substantially modified as a result of the January 2, 2014 neighborhood meeting. The current proposal results from neighbor feedback.
 - The petition is eligible for a recommendation by the APC at its February 18, 2014 meeting.
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PROJECT OVERVIEW

Location: This subject property (the “Property”) is approximately 2.7+/- acres in size and is located on the east side of North Union Street and is approximately one-quarter (1/4) mile north of Hoover Street. The Property is currently zoned Single-Family 3 (SF-3).

Project Description: The Petitioner is requesting a change of zoning to a Planned Unit Development (PUD) District to be known as “North Walk PUD” that would allow up to fourteen (14) duplex units (seven buildings) to be built on the Property and it would incorporate approximately 38% open space. The proposed conceptual plan depicts a single cul-de-sac street with access to Union Street. The proposed PUD Ordinance establishes architectural and development standards that would be specific to this project.

Development and Architectural Standards: The proposed PUD Ordinance establishes development standards for duplex lots (two units) that would be a minimum of sixty-five (65) feet in width and would be required to be at least 3,900 square feet in size. Each duplex unit would be required to have a minimum footprint of 1,325 square feet (plus a two-car garage) for a single-story unit and a minimum footprint of 1,000 square feet (plus a two-car garage) for a two-story unit. The proposed PUD Ordinance also establishes on-site and buffer yard landscaping standards that would supersede the City’s landscaping standards. Specifically, the proposed PUD Ordinance establishes planting requirements for each lot – the City’s landscaping standards establish planting requirements for the overall development. The proposed PUD Ordinance establishes buffer yards in areas where they would not be required by the City’s landscaping standards.

The proposed PUD Ordinance establishes a variety of architectural requirements, including: exterior building materials, roofing materials, windows on all sides of the building, and corner break requirements.

Comprehensive Plan: The Westfield-Washington Township Comprehensive Plan (the “Comprehensive Plan”) identifies the Property as part of the Suburban Residential area. The Property falls just north of the identified boundary of the Grand Junction (downtown) area, as identified in the Grand Junction Implementation Plan 2013. However, the Property is within close proximity of the Grand Junction district and has received positive feedback from the Downtown Westfield Association and the Grand Junction Task Group. One of the over-arching goals of the Grand Junction Plan is to have as many people as possible living within walking distance of downtown as soon as possible. While not within the delineated Grand Junction area, the proposed North Walk PUD project would help achieve that goal.

PUBLIC HEARING DISCUSSION ITEMS

Site Access – Vehicular access to the project will be limited to a single access point on Union Street. The new street will end in a cul-de-sac and will not connect to adjacent Maple Lane. Instead, an emergency

access lane that is secured by a gate will extend from the cul-de-sac to Maple Lane and will only be utilized by the Fire Department in the event of an emergency. This approach is acceptable to the Westfield Fire Department. The PUD Ordinance was revised to include this item.

Drainage – If zoning is approved, detailed drainage plans will be reviewed at the development plan review and platting stage(s). Drainage information is reviewed by both, the Westfield Public Works Department and the Hamilton County Surveyor's Office. If the proposed drainage system does not comply with the City and County's standards, then the development plan and/or plat will not be approved. The nature of the drainage laws is that stormwater, post site development, is not allowed to leave the site at a faster rate than it did prior to development. This is traditionally accomplished by collecting stormwater into a basin, and slowly releasing that water into a County regulated drain (which, in turn, ultimately drains into the White River). By virtue of the drainage laws, the newly constructed drainage system in the adjacent Westfield Green Estates Subdivision will not be negatively impacted by development on the subject property. At the Public Hearing, few neighbors called for the petitioner to bond the North Walk drainage improvements. This concept is not typical in Westfield and has not historically been required.

Grand Junction – The Property does not fall within the boundaries of the Grand Junction area, as established by the recent Grand Junction Implementation Plan. Its close proximity to the defined Grand Junction boundary, however, will likely have an impact on Downtown Westfield. The potential of adding up to fourteen new households within walking distance of downtown helps accomplish one of the overarching goals of the Grand Junction Plan, which is to have as many people living within walking distance of downtown as soon as possible. The Grand Junction Task Group and the Downtown Westfield Association was asked to provide feedback on this project due to its proximity to and potential impact on Downtown Westfield.

Approval Process – The North Walk PUD proposal has followed the normal review and approval process for zoning requests in the City of Westfield. All public notice requirements were met prior to the Public Hearing on January 21, 2014. Zoning entitlement (the current approval stage for this project) is the first of several review stages that this project will have to go through with the City of Westfield before anything can be built on the site. The next step in the process is development plan review and primary platting, followed by secondary platting and construction plan approval. Staff has worked with the petitioner since the Public Hearing to clarify the PUD Ordinance and ensure internal consistency within the document.

Minimum Home Size – The minimum home size requirements have been modified to reflect only the footprint of the home, and do not include the garage. This approach is consistent with how the City's Zoning Ordinance addresses minimum home sizes.

Architectural Standards – The architectural standards have been modified since the Public Hearing. Vinyl siding was removed as a permitted building material, and several design requirements were added, including: masonry percentage requirements; siding requirements; minimum number of

windows; corner breaks; roof ridgelines; and overhangs. Enhanced standards are required for facades that face Union Street and Maple Lane.

Anti-Monotony – Anti-monotony language/façade variety language has been added to the proposed PUD Ordinance. Each dwelling unit would be required to be substantially similar to one of four elevations that are included in the PUD Ordinance. The façade variety language also requires adjacent buildings to have differing colors of siding and masonry.

Buffering – The proposal includes buffer yards to the North (20 feet in width), South (combination of 20 feet and 30 feet in width), and East (30 feet in width). Buffer yard planting quantities default to the City's normal buffer yard planting requirements.

Amenities – The revised proposal includes more detailed information regarding site amenities. The proposal calls for a community garden and another community gathering space/fire pit.

STATUTORY CONSIDERATIONS

Indiana Code 36-7-4-603 states that reasonable regard shall be paid to:

1. The Comprehensive Plan.
2. Current conditions and the character of current structures and uses.
3. The most desirable use for which the land is adapted.
4. The conservation of property values throughout the jurisdiction.
5. Responsible growth and development.

STAFF COMMENTS

1. If the Plan Commission is satisfied with the proposed PUD District Ordinance, then Staff recommends forwarding Petition No. 1401-PUD-02 to the City Council with a favorable recommendation.
2. If any APC member has questions prior to the public hearing, then please contact Kevin Todd at 317.379.6467 or ktodd@westfield.in.gov.